

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, June 17, 2014 at 5:30 p.m. in the Council Chambers in City Hall at 280 Grove St., 2nd floor, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business: Case: P13-091 Preliminary & Final Site Plan with Deviations
Applicant: 12th Street JC, LLC Attorney: Robert Verdibello
Review Planner: Maryann Bucci- Carter
Address: 221 Twelfth Street
Block: 8801 Lot: 1
Zone: Jersey Avenue Tenth Redevelopment Plan
Description: Rehabilitation of existing Shell station and addition of restaurant.
Deviations: Height of free-standing ID sign and minimum number of building signs **Some testimony taken. Carried from June 3rd Planning Board meeting.**
7. **New Business:**
8. Review and discussion of amendments to the Morris Canal Redevelopment Plan. Summary statement: revise density and parking in Mixed use E Zone, create Adaptive Reuse Zone F. Formal action may be taken.
9. Case: P11-047 Administrative Amendment - Preliminary & Final Major Site Plan with deviations
Applicant: Community Asset Preservation Alliance #2 of J.C. Urban Renewal LLC
Attorney: Nicholas Cherami, Esq.
Review Planner: Kristin Russell
Address: 305 Whiton St.
Block: 2052 Lots: A.Dup.99
Zone: Morris Canal Redevelopment Plan
Description: Adaptive reuse of existing All Saint's School into a 25 unit residential building. Originally approved July 26, 2011. Revisions to deck and condensers in parking area.
Deviations: Parking
10. Case: P13-066 Minor Site Plan
Applicant: Angela McDonald
Attorney: Hugh McGuire
Review Planner: Kristin Russell
Address: 239 Pacific Ave.
Block: 20103 Lot: 53
Zone: Morris Canal Redevelopment Plan
Description: Subdivide and consolidate six lots into five new lots
Variances: Rear addition built without approvals.
12. Case: P14-012 Preliminary & Final Major Site Plan
Applicant: Community Asset Preservation Corp.
Attorney: Nicholas Cherami, Esq.
Review Planner: Kristin Russell
Address: 326 Pacific Ave.
Block: 20005 Lot: 25 & 4
Zone: Morris Canal Redevelopment Plan
Description: Adaptive reuse of existing house of worship into 12 residential units with on-site parking.

13. Case: P12-077 Preliminary & Final Major Site Plan
Applicant: MCA 328 Property Holding co., LLC
Attorney: George L. Garcia, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 795-803 Jersey Avenue.
Block: 7005 Lot: 1,2,3,4,5 and 7
Zone: Jersey Avenue Park Redevelopment Plan
Description: New Building with 377 units and 20,000 square feet of retail
14. Case: P14-019 Minor Site Plan
Applicant: H-C Harborside Promenade, LLC
Attorney: Charles J. Harrington, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: Foot of Columbus Drive
Block: 11603 Lot: 13, 15-18
Zone: Exchange Place North Redevelopment Area
Description: Harborside Walkway re-design
15. Case: P14-018 Preliminary and Final site Plan
Applicant: Garfield Avenue Development, LLC
Attorney: Oswin E. Hadley, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 829-843 Garfield Avenue
Block: 22704 Lot: 7,8,9
Zone: Canal Crossing Redevelopment Area
Description: New building with 130 units
Deviation: Minimum Unit Size for 4 dwelling Units
16. Case: P14-026 Preliminary and Final Major Site Plan
Applicant: Al-Tawheed Islamic Center Inc.
Attorney: Ronald Shaljian
Review Planner: Jeff Wenger
Address: 984-990 West Side Avenue
Block: 10501 Lot: 29
Zone: R-1 One and Two Family Housing
Description: Construction of new house of worship
17. Case: P14-024 Preliminary and Final Major Site Plan
Applicant: Rohit and Jita Shah
Attorney: Ronald Shaljian
Review Planner: Jeff Wenger
Address: 804 Newark Ave.
Block: 7805 Lot: 19
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 5 story, 9 unit residential building with ground floor retail.
18. Certification of the following Artists approved at the June 3, 2014 meeting of the Artist Certification Board:
Rebecca Vallejo Moshe and Andrea Brachfield.
19. Review and discussion of amendments to the Journal Square 2060 Redevelopment Plan. Summary statement: incorporate the Sip/Van Wagenen Redevelopment Plan, adjust corner lot bonuses, revise building stepback requirements, and general amendments based on previously granted deviations. Formal action may be taken.
20. Review and discussion of amendments to the Powerhouse Arts Redevelopment Plan. Summary statement: provide new development regulations for Block 11502, Lot 6. Formal action may be taken.
21. Memorialization of Resolutions
22. Executive Session, as needed, to discuss litigation, personnel or other matters
23. Adjournment